

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	25	16	- 36.0%	607	498	- 18.0%
Closed Sales	62	41	- 33.9%	626	510	- 18.5%
Median Sales Price*	\$611,350	\$600,000	- 1.9%	\$577,100	\$615,000	+ 6.6%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	26	- 13.3%	20	19	- 5.0%
Percent of Original List Price Received*	101.3%	99.1%	- 2.2%	105.5%	104.6%	- 0.9%
New Listings	17	11	- 35.3%	651	571	- 12.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

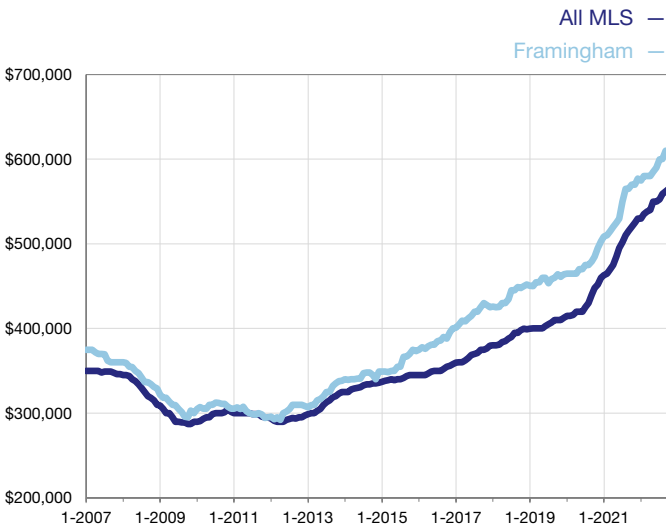
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	13	- 7.1%	221	146	- 33.9%
Closed Sales	23	19	- 17.4%	227	178	- 21.6%
Median Sales Price*	\$369,000	\$291,000	- 21.1%	\$300,700	\$328,000	+ 9.1%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	85	41	- 51.8%	71	84	+ 18.3%
Percent of Original List Price Received*	97.8%	99.7%	+ 1.9%	100.9%	104.2%	+ 3.3%
New Listings	14	7	- 50.0%	247	164	- 33.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

